

IN RE: PETITION FOR VARIANCE
N/S Ridge Road, 1180' W of
the c/l Heidelberg Lane
(4710 Ridge Road)
14th Election District
6th Councilmanic District

Todd Leonard, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-413-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Todd and Nancy Leonard. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum sum of the side yard widths of 22 feet in lieu of the required 25 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Todd Leonard, legal owner of the property. Appearing as a Protestant in the matter was Carolyn Matschulat, adjoining property owner.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.734 acres, more or less, zoned D.R. 3.5 and is presently unimproved. The Petitioners are desirous of developing the property with a single family dwelling as shown on Petitioner's Exhibit 1. However, due to the size and layout of the proposed dwelling, the requested variance is necessary. Testimony indicated that the Petitioners were unaware that a variance would be required in order to build the proposed dwelling until after the design plans for the dwelling had been finalized and bank loans approved. Mr. Leonard argued that strict compliance with

ORDER RECEIVED FOR FILING

Date

By

the zoning regulations would require the development of new design plans at additional expense and delay construction further. Mr. Leonard testified that he and his wife began the development process a year ago and are now expecting their second child. Therefore, they are anxious to proceed with the construction of their new home.

As noted above, Ms. Carolyn Matschulat, adjoining property owner, appeared in opposition to the relief requested. Ms. Matschulat is opposed to the proposed dwelling being located 13 feet from her property line. She believes that granting a variance to the Leonards will interfere with any future plans she may have for making improvements to that side of her home. A review of the site plan shows that Ms. Matschulat's home is only 10 feet from that same property line. The Petitioners' dwelling will have a setback of 13'6" on Ms. Matschulat's side (west side) and 8'6" on the east side.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
Date 1/23/78
By [Signature]

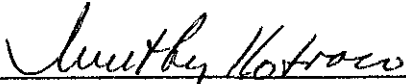
After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It is clear that the Petitioners would suffer an unreasonable hardship if strict compliance with the zoning regulations is required. Furthermore, in my view, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of June, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum sum of side yard widths of 22 feet in lieu of the required 25 feet for a proposed dwelling with a west side setback of 13'6" and an east side setback of 8'6", in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED
6/25/98
bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 25, 1998

Mr. & Mrs. Todd Leonard
2808 Kirkleigh Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S Ridge Road, 1180' W of the c/l Heidelberg Lane
(4710 Ridge Road)
14th Election District - 6th Councilmanic District
Todd Leonard, et ux - Petitioners
Case No. 98-413-A

Dear Mr. & Mrs. Leonard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Carolyn Matschulat
4708 Ridge Road, Baltimore, Md. 21236

People's Counsel; Case Files



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4710 Ridge Rd
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 (CBC2R)
TO PERMIT A MINIMUM SUM OF SIDE YARD WIDTHS OF
22.0 FT. IN LIEU OF THE REQUIRED 25.0 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THE ARCHITECTURAL DESIGN OF THE HOUSE WAS BASED ON SPECIFIC DESIGN. AFTER THE HOUSE PLANS WERE FINALIZED AND BANK LOANS APPROVED THE LAND WAS SURVEYED AT THIS TIME WE WERE MADE AWARE THE PROPERTY ONLY 100 FEET AT THE BUILDING SITE.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

I.M.S. COMMERCIAL BLDG. INC.
(Type or Print Name)

[Signature]
Signature

827 OTSEGO ST
Address

HAVRE DE GRACE MD 21078
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

TODD LEONARD
(Type or Print Name)

[Signature]
Signature

Nancy J. Leonard
(Type or Print Name)

[Signature]
Signature

2808 KIRKLEIGH 410/284 0191
Address Phone No.

BALTO MD 21222
City State Zipcode

Name, Address and phone number of representative to be contacted.

See Above
Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 4-29-98

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-413-A

ITEM# 413

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR 4710 RIDGE ROAD BEGINNING NORTH
SIDE OF RIDGE ROAD WHICH IS 103.47 FEET WIDE AT THE DIST
ANCE OF 1180 FEET WEST OF THE NEAREST STREET HEIDLEBERG LN.
BEING LOT #2 AS RECORDED IN DEED LIBER 1586 FOLIO 463 AND
INCLUDE MEASUREMENTS AND DIRECTIONS HERE AND ON THE PLAT
IN THE CORRECT LOCATION N.319.67 FEET W.103.55 FEET
S.319.67 FEET E.103.47 FEET TO THE PLACE OF BEGINNING.

CONTAINING 33101.8 SQUARE FEET. ALSO KNOWN AS 4710 RIDGE RD.
AND LOCATED IN THE 14 ELECTION DISTRICT
COUNCILMANIC DISTRICT 6 .

98-413-A

4113

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 413
No. 53708

DATE 4-27-78

ACCOUNT R 001-6150

010 - RV

AMOUNT \$ 50 22

RECEIVED FROM: TODD LEONARD

FOR: # 4710 RIDGE ROAD

(98-413A)

R.I.T.

98-413-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PRINCE GEORGE THE
4/28/1998 4/29/1998 15:53:57
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 047899
CR NO. 053708
50.00 CHECK
BALTIMORE County, Maryland

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #38-413-A
4710 Ridge Road
N/S Ridge Road, 1180 +/- W
from centerline Heidelberg
Road
14th Election District
6th Councilmanic District
Legal Owner(s):
Rodr Leonard & Nancy J
Leonard
Contract Purchaser:
T.M.S. Commercial Builders,
Inc.

Variance: to permit a minimum sum of side yard widths of 22 feet in lieu of the required 25 feet.

Hearing: Thursday, June 18, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Bessey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 867-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 867-3391.

5/4/01 May 28 C2313904

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/28/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/28/, 1998

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Enick

CERTIFICATE OF POSTING

RE: Case # 98-413-A
Petitioner/Developer:
(Todd Leonard)
Date of Hearing/~~Closing~~:
(June 18, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
4710 Ridge Road Baltimore, Maryland 21236 _____

The sign(s) were posted on _____ June 3, 1998 _____
(Month, Day, Year)

Sincerely,

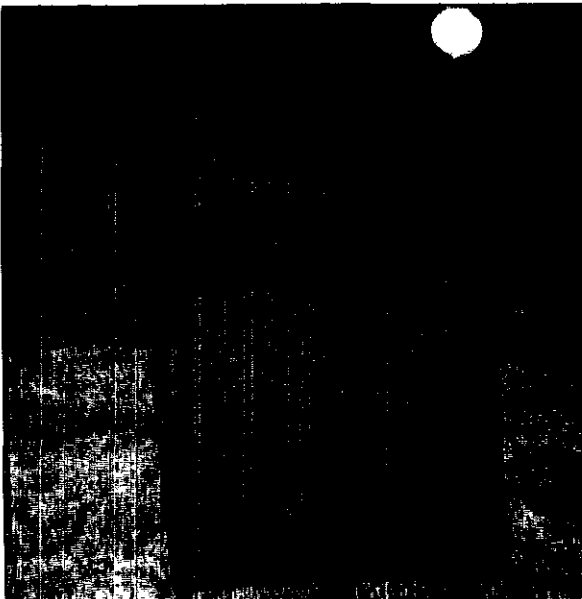

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 413

Petitioner: TODD LEONARD

Location: 4710 RIDGE RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TODD LEONARD

ADDRESS: 2508 KIRKLEIGH RD
BALTO. MD 21222

PHONE NUMBER: 410-284-0191

AJ:ggs

(Revised 09/24/96)

98-413-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200 scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM # 413

ZONING NOTICE

Case No.: 98-413 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: PETITION FOR VARIANCE TO PERMIT A
MINIMUM SUM OF SIDE-YARD WIDTHS OF 22.0 FT.
IN LIEU OF THE REQUIRED 2.5 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
May 28, 1998 Issue - Jeffersonian

Please forward billing to:

Todd Leonard 410-284-0191
2808 Kirkleigh Road
Baltimore, MD 21222

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-413-A

4710 Ridge Road

N/S Ridge Road, 1180' +/- W from centerline Heidleberg Road


14th Election District - 6th Councilmanic District

Legal Owner: Todd Leonard & Nancy J. Leonard

Contract Purchaser: T.M.S. Commercial Builders, Inc.

Variance to permit a minimum sum of side yard widths of 22 feet in lieu of the required 25 feet.

HEARING: Thursday, June 18, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-413-A

4710 Ridge Road

N/S Ridge Road, 1180' +/- W from centerline Heidleberg Road

14th Election District - 6th Councilmanic District

Legal Owner: Todd Leonard & Nancy J. Leonard

Contract Purchaser: T.M.S. Commercial Builders, Inc.

Variance to permit a minimum sum of side yard widths of 22 feet in lieu of the required 25 feet.

HEARING: Thursday, June 18, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", followed by the initials "JS".

Arnold Jablon
Director

c: Nancy & Todd Leonard
TMS Commercial Bldrs., Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 3, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



RE: PETITION FOR VARIANCE
4710 Ridge Road, N/S Ridge Road, 1180' +/- W from
c/I Heidleberg Rd, 14th Election District, 6th
Councilmanic

Legal Owners: Todd and Nancy Leonard
Contract Purchaser: T.M.S. Commercial Builders,
Inc.


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-413-A

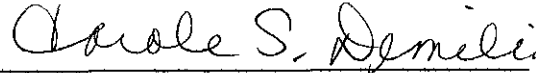
Petitioner(s)

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


Peter Max Zimmerman
People's Counsel for Baltimore County


Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Todd and Nancy Leonard, 2808 Kirkleigh Road, Baltimore, MD 21222, Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 11, 1998

Mr. and Mrs. Todd Leonard
2808 Kirkleigh Avenue
Baltimore, MD 21222

RE: Item No.: 413
Case No.: 98-413-A
Petitioner: Mr. & Mrs. Todd
Leonard
Location: 4710 Ridge Road

Dear Mr. and Mrs. Leonard:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 1, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: FRANK D. REITTERER AND F. LEONARD
AXAYKUMAR AND SHITAL DAVE
DONALD J. RESTORFF AND J. RESTORFF
GEORGE A. KAHL
CHARLES F. EVANS, JR.
FIRST MARINER BANK
TODD LEONARD AND NANCY LEONARD
J.R. BROTHERS, INC.

Location: DISTRIBUTION MEETING OF MAY 11, 1998

Item No.: 406, 407, 408, 409, 410
411, 413 AND 415

Zoning Agenda:

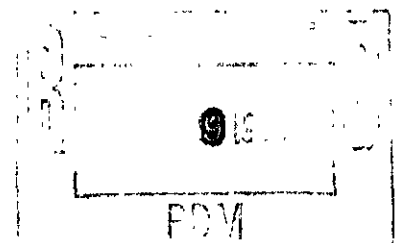
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 18, 1998

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 18, 1998
 Item Nos. 404, 405, 406, 407, 408,
 409, 411, 412, 413, 415

ALSO:

Use Permit for Farmer's Roadside Stand
(W/S Jarrettsville Pike, Opposite
South Side Avenue (14350 Jarrettsville
Pike)

ALSO:

Revised Plans for Case #98-328-SPHXA
(9205 Harford Road)

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 11, 98

DATE: _____

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	406	411
	407	412
	408	(413)
	409	414
	410	415

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5.12.91
Item No. 413 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Seni
6/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 18, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 413, 418, 419, 420, 421, 422, 424, and 426

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gayle Kerns

AFK/JL

Dorothy C. Justice
13201 Long Green Pike
Hydes, Md. 21082

June 20, 1998

To:
Mr. Timothy Kotroco
Baltimore County Zoning Office
Towson, Md. 21204

Ref: Hearing of 4714 Ridge Road on 6/18/98 at 9:00 A.M. for variance.

Dear Mr. Kotroco:

Due to an emergency at my school where I am an Assistant Principal, I was unable to attend the hearing for the variance of 4714 Ridge Road, lot#2. I am opposed to the variance since Mr. and Mrs. Todd Leonard knew the size of the lot before they purchased it on July 11, 1997. At that time, they did not have plans for their home and could have planned accordingly after knowing the size of the lot. This variance would allow an oversized home as well as a "crowded look" which would be incongruent with the other homes in the neighborhood. During the negotiations for the sale of this lot, I was the power of attorney acting in behalf of my mother, Thelma Miskelly. At no time did Mr. or Mrs. Leonard indicate they would need more land to build. I feel they bought the lot knowing the size and did not plan accordingly.

I ask that you review my opinion in this case since I was unable to attend this hearing. Please send me the outcome of this hearing. Thank you.

Sincerely,

Dorothy C. Justice
Dorothy C. Justice

(410) 887-7070

3/29/98

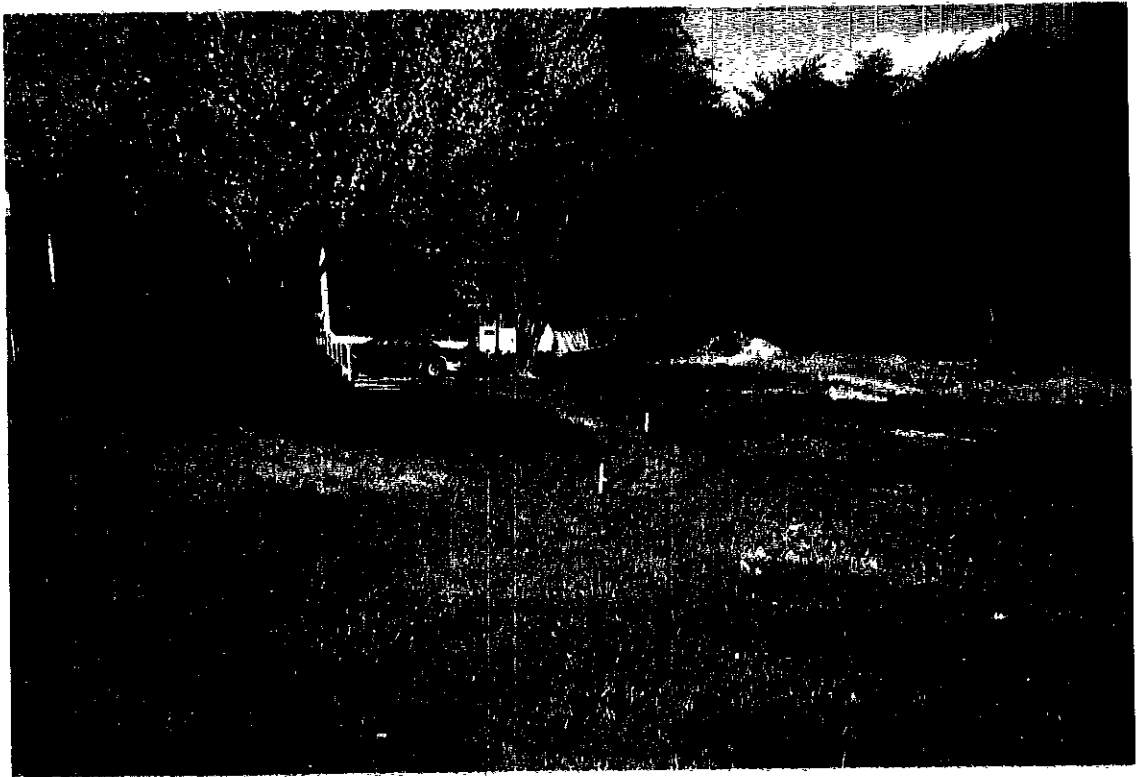
I PAUL MATSCHULAT HAVE NO
OBJECTIONS TO TORD & NANCY LEONARD
RECEIVING A VARIANCE TO BUILD THEIR HOUSE
CLOSER TO THEIR PROPERTY LINE I LIVE
AT 4708 RIDGE RD BALTO, MD 21236 AND
I AM THE OWNER, MY PHONE # 410-661-2175

Signed William Paul Matschulat
WM. PAUL MATSCHULAT

witness

ITEM # 4113

98-413-A



98-413-A



98-413-A



98-413-A



98-413-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP IS THE PROPERTY OF BALTIMORE COUNTY AND IS LOANED TO YOU BY THE OFFICE OF PLANNING AND ZONING. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE OFFICE OF PLANNING AND ZONING.

SCALE	LOCATION	SHEET
1" = 1/4 MILE	1	1
1" = 1/2 MILE	2	2
1" = 3/4 MILE	3	3
1" = 1 MILE	4	4
1" = 1 1/4 MILE	5	5
1" = 1 1/2 MILE	6	6
1" = 1 3/4 MILE	7	7
1" = 2 MILE	8	8
1" = 2 1/4 MILE	9	9
1" = 2 1/2 MILE	10	10
1" = 2 3/4 MILE	11	11
1" = 3 MILE	12	12

484B-A

